



# BUILDING CODE SUMMARY WORKSHEET COMMERCIAL, INDUSTRIAL, & MIXED USE OCCUPANCIES

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This form details the minimum information we need in order to review your project for compliance with the building codes. To begin your review, we require that this worksheet be completed and turned in with your Building Permit application.

You are required to include the necessary full sized sheet(s) with the drawing set, detailing this information. The code summary is required to be an integral part of the drawings, and these code summary pages designated as **CS** (Code Summary) sheets.

**BUILDING CODE EDITION: 2012 IBC**

## SECTION 1 – BUILDING USE OR OCCUPANCY

Identify all use and occupancy classification group(s) in the Building (i.e. B, M, R-2, A-3, etc.):						
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<b>List all occupancy separation fire barrier ratings required</b> (i.e. B to S-2 = 2hr), IBC 508 Include both horizontal and vertical separations <b>And</b> Provide mixed use ratio calculations per 508 <b>Or</b> Building is constructed per IBC 508.3 for Non-Separated Uses or IBC 509 Special Provisions (Circle if using either provision)	to	=	hr(s)
	to	=	hr(s)
	to	=	hr(s)
	to	=	hr(s)
	to	=	hr(s)

### List all incidental use areas (per IBC Table 508.2.5), floor area, and separation to be provided

Room or Area	Floor Area (Square Ft.)	Fire Separation

### List all accessory use areas not defined as Incidental Use, and fire barrier requirements (per IBC 508.2)

Room or Area	Floor Area (Square Ft.)	Percentage of floor area on story	Fire Separation

## SECTION 2 – BUILDING CONSTRUCTION

List Construction Type(s) used in the design (IA, IIIB, VA, etc.):							
				Allowed		Proposed	
Building Height (per IBC Table 503)							
Number of Stories (per IBC Table 503)							
Are Automatic Sprinklers used for Height Modifications? (per IBC Section 504)						YES	NO
Is there a basement?	YES	NO	If YES, List square footage of basement and grade elevations on CS sheets.				
Is an Automatic Sprinkler System Used in Place of 1-Hour Construction? (per IBC Table 601, footnote d.) or other fire resistive construction per IBC 601 footnote c.? if so provide locations on CS sheets.						YES	NO

Fire Resistance of Exterior Walls Based on Fire Separation Distance (per IBC Table 602)				
List Wall Location (i.e. North, South, etc.)	Fire Separation Distance:		Rating	Opening Protection
1				
2				
3				
4				
Fire Resistance Rating Requirements (per IBC Table 601)	Rating Required	Rating Provided	Assembly #	
Structural Frame				
Bearing Walls - Exterior				
Bearing Walls - Interior				
Nonbearing Walls & Partitions - Exterior				
Nonbearing Walls & Partitions - Interior				
Floor Construction				
Roof Construction				

## SECTION 3 – OCCUPANT LOAD AND BUILDING EXITING

If there are multiple IBC Occupancy types on any floor or in the building, provide a separate analysis for each occupancy type. Repeat as necessary.

	Basement	First Floor	Mezzanine	Second Floor	Third Floor	Other Floor(s)
TOTAL Occupant Load						

Number of Exits and Exit Width from Each Level (as applicable):	Number of Exits		Exit Width			
			Stairs		Other Egress Components	
	Required	Provided	Required	Provided	Required	Provided
Basement						
First Floor						
Mezzanine						
Second Floor						
Other Floor(s)						
Are Areas of Refuge Required?					YES	NO

## SECTION 4 – BUILDING AREA LIMITATIONS: “ALLOWABLE” AND “ACTUAL”

If there are multiple construction types, or if a fire wall divides the building, **provide a separate analysis for each area.** Repeat as necessary.

Area Limitations for Each Proposed IBC Use or Occupancy Group	Occupancy - 1	Occupancy - 2	Occupancy - 3	Occupancy - 4
IBC Use / Occupancy Group				
Table 503 Area Limitation (per IBC Table 503)				
Frontage Area Increase Multiplier (per IBC 506.2 equation 5-2 provide on CS sheet)				
Automatic Sprinkler System Area Increase Multiplier (per IBC 506.3 provide on CS sheets)				
Total ALLOWABLE Floor Area (Equation 5-1 / IBC 506.1)				
Actual Floor Area				
Total ALLOWABLE Building Area (per IBC 506.4)				
Does the Building Qualify for Unlimited Area (per IBC 507)			YES	NO

\*If there is more than one occupancy group in the building, provide a "Sum of the Ratios" calculation (per IBC 508.4.2) to show that the proposed building is not over the allowable area.  
(Not Required if Building is constructed per IBC 508.3 for Non-Separated Uses)

<b>“Sum of the Ratios” Allowable Area Calculation (if applicable)</b>
<b>“Non-Separated Use” Allowable Area Calculation (if applicable)</b>

## SECTION 5 – PLUMBING FIXTURE COUNT

(WAC 51-50 – IBC Chapter 29 - Washington State Amendments)

Occupancy <sup>1</sup> & Area Served	Plumbing Occupant Load Factor	Plumbing Occupant Load <sup>2</sup>	Water Closets				Lavatories				
			Male		Female		Male		Female		
			Required /	Provided	Required /	Provided	Required /	Provided	Required /	Provided	
Total Number of Fixtures	Required										
	Provided										
	Accessible										
Unisex Toilet (per IBC 1109.2.1)			Required			<sup>1</sup> Occupancy is determined based on 2009 International Building Code WAC 51-50 Section 2901.2					
			Provided								
Number of Drinking Fountains			Required			<sup>2</sup> Equally divide the plumbing occupant load between male and female for determining the number of required plumbing fixtures.					
			Provided								
			Accessible								

## SECTION 6 – CODE SUMMARY FLOOR PLAN(S)

Provide a basic floor plan for each level, showing partitions, stairs, doors with door swings, relites, fixtures, etc. Minimum scale is 1/8" = 1' – 0"

Drawing Sheets shall be designated as **CS** (Code Summary)

- Clearly label the following:
  - Use of each room or area (i.e. office, sales, conference, kitchen, manufacturing, etc.)
  - IBC Occupancy classification for each room or area and floor.
  - Square footage of floor area of each room or area.
  - Occupant load factor used for each room or area and floor.
  - Occupant load of each room or area and floor.
- Provide a total occupant load summary for each floor or level.
- Clearly show all actual and assumed property lines, including those required by IBC 705.3.
- Graphically show the extent and rating of all rated assemblies both vertical and horizontal, include the rating of any required opening protection.
- Clearly show a complete Means of Egress Path, including the width, common path of travel, travel distance, diagonal distance of exits, exit signs, and emergency exit pathway lighting.
- Indicate any doors that are provided with panic hardware and/or magnetic hold-opens.
- Provide accessible information for site and all parts of the building.
- Provide occupant load sign requirements for all assembly areas.
- Provide interior Wall finish and trim requirements in accordance with IBC Table 803.9.
- Provide complete list of Hazardous Materials and show storage location.